



**Planning, Development
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Transportation Planning
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DATE: 07.31.2015

TO: ProTrak

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■ **ECHO FARMS APARTMENTS [TRC Plan Review]**

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- The project appears to be closing driveways and installing utilities on Carolina Beach Rd and Echo Farms Blvd.
- Revise existing conditions and utilities sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) may be required for this development. Please submit the estimated trip generation for the proposed Echo Farms Apartments and contact Amy Kimes, PE, at 910-473-5130 to discuss the TIA review process and begin the scoping discussion.

NCDOT:

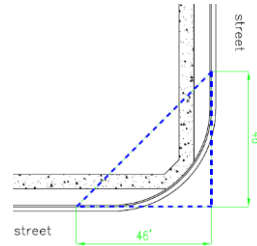
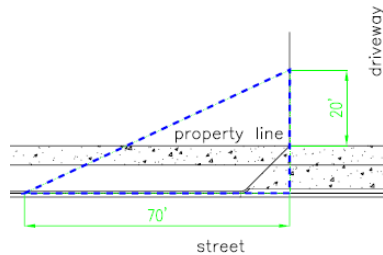
It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The driveway curb return must be at least 26' from intersecting property lines at the street corner as measured in accordance with CofW Standard Detail 8-07. [\[Chapter VII, C, Table 5 Note #6. CofWTSSM\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

2. Show driveways for adjacent lots and lots across the street on Echo Farms Blvd.
3. Note which existing driveways will be closed (Carolina Beach Rd, Echo Farms Blvd, etc). Extend the curb along these driveways and restore the verge area to match the existing/proposed.
4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
5. Show the proposed driveway aprons/curb returns at the intersection of Echo Farms Blvd and the site driveway. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
6. Provide sidewalk along Echo Farms Blvd and Carolina Beach Rd.
7. Provide a sidewalk connection between the site and the public sidewalk on both frontages.
8. Provide sidewalk detail SD 3-10 on the plan.
9. Some of the parking areas near the sides of buildings #4, #7 and #8 do not have sidewalk. Please add the sidewalk along the side of these buildings.
10. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
11. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

12. Please consider repositioning the drive aisles near building #2 and building #8 to save the 28" Live Oak by building #2 and the 34" Live Oak near building #8.
13. Please show where the valley curb transitions to the regular curb.
14. Please label the parking areas that are using 15.5' parking spaces and 4" high curbing.
15. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
16. Show the location of the bicycle parking listed in off street parking calculations on Sheet #1. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

17. Please consider adding a crosswalk from the site to the Echo Farms Golf Club House.
18. Please show location of handicap ramp(s) and signs and provide details on the plan.
19. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Please consider changing the shape/location of the wet pond to save the 27" Maple Tree in this area.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.